

YOUR FREE LONDON LETTINGS PROPERTY SEARCH GUIDE WITH ABSOLUTE PROPERTY

Yes, our service is free of charge all we ask is that you do not contact any other agents – we do it all for you.

We have an 85% success rate on the first property tour!

Your Property Brief

It does not matter if you are unfamiliar with areas, we shall advise on which areas and styles best suit your brief. Our in-depth local knowledge also gives clients a good understanding of the availability of local amenities, schools and transport links.

When you instruct **Absolute Property** to find your rental accommodation you should allow a minimum of two weeks to find a suitable property, however in certain instances we can organise a tenancy within a few days. Your first step is to consider your requirements and priorities. The following are examples of the variables to be considered:-

- * The maximum rent you wish to pay
- * How long you wish to rent for
- * Commuting time to your workplace
- * Your need for local facilities, i.e. schools, shops, parks, restaurants
- * Type of property you would like, i.e. house/flat; modern/period
- * The areas you would like to live
- * Whether furnished or unfurnished
- * Public transport options

It is important to recognise that your absolute ideal property, in all respects, may not exist and you may have to compromise on one or more of the above. The more flexible you are, the more likely it will be that you can be settled without any undue delay.

Your Property Search

Once you have given **Absolute Property** your brief we research the market. We contact all agents in the appropriate areas (except Foxtons) with your brief and collate the properties they have offered us. Always bearing in mind your brief, we shall then decide which properties are suitable for you to view on your tour.

Your Property Tour

Absolute Property will be happy to collect you from a mutually convenient location. We handle the arrangements for your accompanied property tour of the best properties we have selected, at a convenient time to you.

The Negotiation Process and Other Agents Charges.

Once you have decided on a property, **Absolute Property** will negotiate the terms of the tenancy. You may well be required to leave a good will deposit equivalent to at least two weeks rent in order to secure the property, while the paperwork is being processed. We also advise you on the reference process. Most professional agents these days will use a referencing company which will use credit checking as part of their service. It is usual for agents to charge an administration and reference fees and you will be responsible for the check in and checkout fees at the beginning and the end of the tenancy. These charges will vary depending on the individual charges of the agency marketing the Property you select. We help you through the paperwork too, as this can vary from agent to agent.

ABSOLUTE PROPERTY LOOKS FORWARD TO WORKING WITH YOU!

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